

Variance Request

Gary & Nancy Langdon Residence

3805 Eton Ln

C15-2021-0018

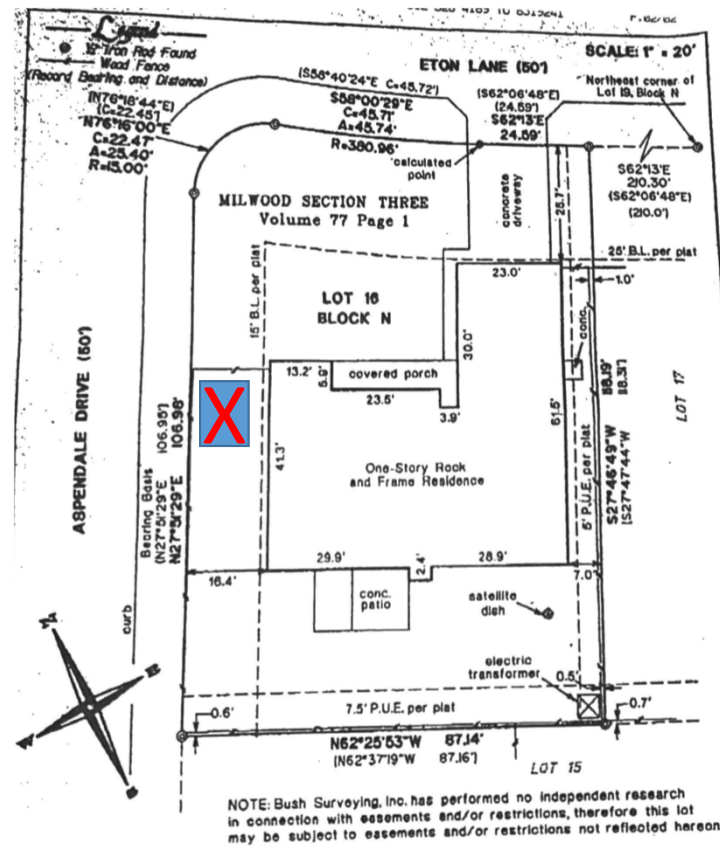
Board Of Adjustment

February 8th, 2021

Overview

- To allow Accessory Structure to remain in Setback
- To reduce street side setback from 15' to 2'
- The placement of utility cables and zoning regulations applicable to the property cause a hardship as it does not allow for reasonable use due to the fact that every underground utility runs through our small back yard leaving us no other location to place the accessory structure than where we have placed it.

Property Survey with Accessory Structure Placement Drawn In



Drawing of Electric, Gas, Cable and Phone Utility Placement in the Backyard

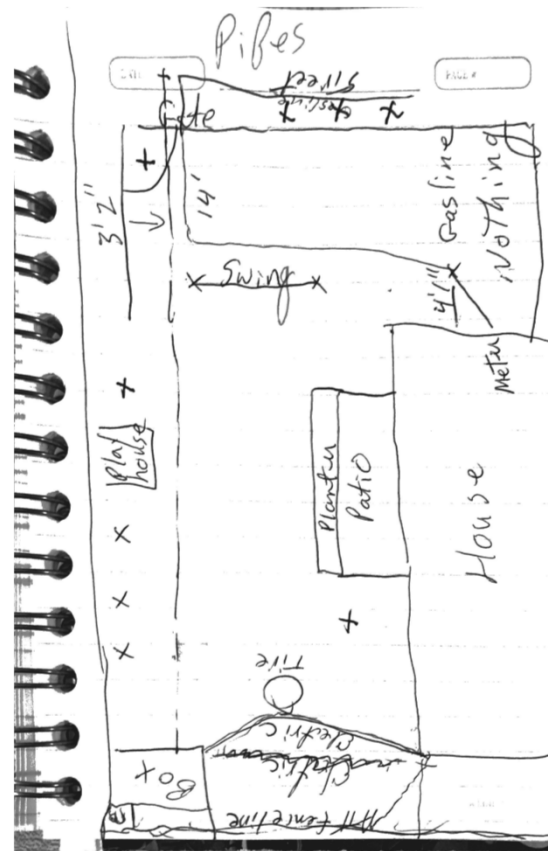


Photo of Accessory Structure in Current State of Completion and Placement

From beyond the gas meter on the right is the only place in the yard where there are no underground utility cables or pipes located.

Under the blue tarp on the left is the roll up garage door waiting to be installed.



Area where Gas Line Comes into the Backyard from the Street



Photo along the back fenceline where the Electric wire runs from the street to the Transformer



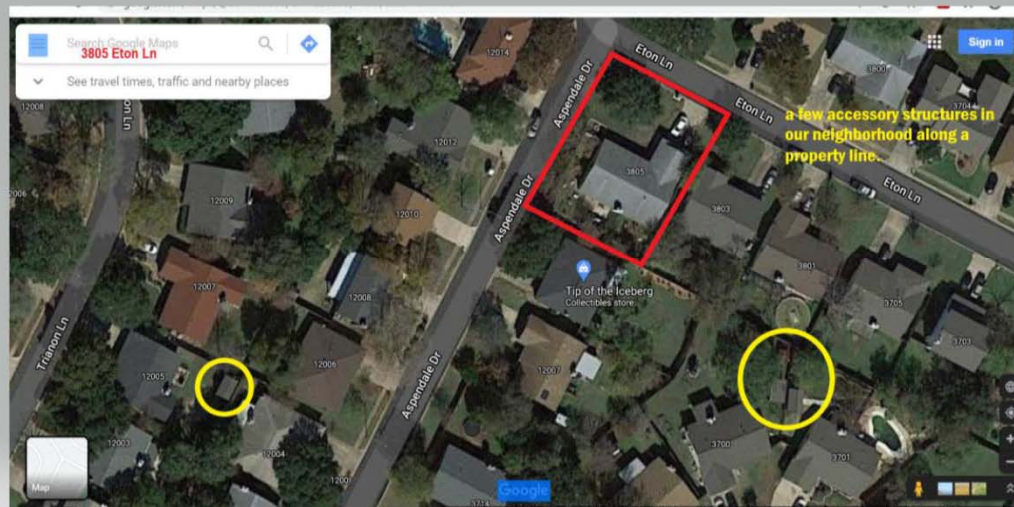
Photo of the area where the Cables run from the Cable, Phone and Electric Transformer Boxes to the Electric Meter, Phone, and Cable Boxes on the House.



Neighborhood Accessory Structure Examples

As you can see from this areal photo – there are other accessory structures, beyond what you see in the photo, in the neighborhood sitting on property lines, in easements and setbacks.

In our online research and observing numerous other accessory structures in the neighborhood we had no reason to believe our structure would not be in compliance.



Safety and Security

- **Gates** - We have purchased custom accessory locking gates to fit between the accessory structure and the fence, the accessory structure and the house – allowing no access behind the accessory structure, between the accessory structure and the sides or front yard fence line.
- **Locks** - for safety and security - the steel, roll up garage door we purchased has a locking mechanism as well.

Reasonable Use Hardship

- This hardship is unique to our property because of the placement of utilities on the property.
- Further hardship unique to this property is due to the placement of the house on the property – using up every inch of the setback on all three sides.
- The placement of the utilities and the house itself leaves us with no alternate useable space for the placement of the accessory structure.
- If the variance is not granted we will be forced to demolish the accessory structure of which we have spent an inordinate amount of time in the design, construction and cost ensuring it is well constructed, secure and in accordance with the look of the current dwelling and the surrounding neighborhood and not placed on any utility lines.

Approval would not Alter the Character of the Surrounding area.

- We have paid very close attention to every detail in the design, planning and construction of this accessory structure.
- We have spent an inordinate amount of time in the design, construction and cost to ensure the accessory structure is in accordance with the look of the current dwelling and the surrounding neighborhood.
- The pitch of the accessory structure roof exactly matches the pitch of the garage roof.
- The accessory structure will be painted the exact color as the house.

Navigating the Process

- In speaking with the code officer and city offices in an attempt to understand the code violation and how to remedy it we have come across confusing and seemingly conflicting information - it was said to me, “don’t feel bad – this is confusing to those of us who work with it every day as well”.
 - From who initially filed the complaint –
 - I was initially told a citizen filed the complaint
 - Then I was told twice that the complaint came from within the code office itself
 - To being able to continue work on the accessory structure itself
 - The code officer said yes, you can continue work on the accessory structure itself as it is in compliance
 - Another office said no, you must stop all work immediately if there is any violation at all
 - To what could be done to remedy the violation
 - Move the accessory structure
 - Cut 2’ off the accessory structure to bring it into compliance – which seems to not be accurate
 - File for an Exception – this does not meet the criteria for an exception
 - File for this Variance – which we are here today to do

It strikes us as if there is not consistency in the understanding and dissemination of information from within the city offices. How would we as citizens who do not do this every day be able to understand and navigate the process correctly and effectively to alleviate frustrating, time-consuming and costly situations such as this?

In our initial research we thought we understood the process accurately – clearly we were mistaken, but in trying to remedy the violation - navigating the confusing, conflicting information has not made the process easy – leaving us less than confident that we now have accurate information to move forward.

Letters of Support from Direct Neighbors

- other indirect neighbors have indicated they have sent letters of support directly to the BoA office as well.

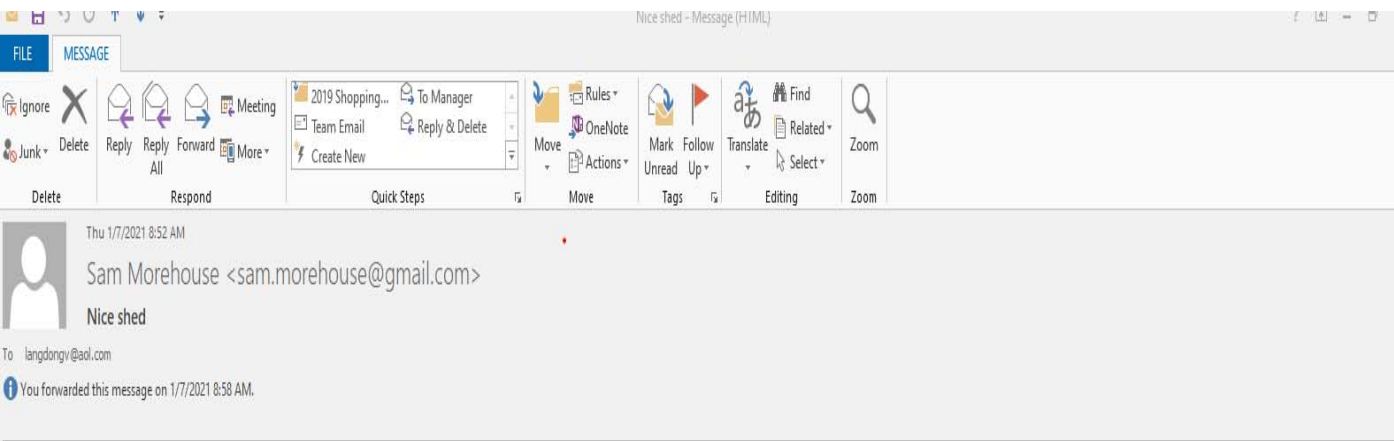
Every neighbor I have spoken with have no complaints, have offered to assist us in the construction of the accessory structure and to offer support in the variance process.

Jan 10, 2021

I have lived in this neighborhood for 40 years and have lived across the street from Nancy and Gary Langdon for over 30 of those years. We have never had a complaint about them and have been friends for all of them. I know how ~~long~~ she investigates everything she does. As with everything else when the shed is finished it will not be an eyesore and it will blend into the surroundings. I have no objection to them finishing it as it is. If you have any questions please call me.

William J. Jirinski
WILLIAM JIRINSKI
12014 ASPENDALE DR.
AUSTIN 78737

PH: 512-517-6395



To whom it may concern,

My name is Sam Morehouse, I own the home on 12010 Aspendale Dr, Austin TX 78727. I can see the back yard of 3805 Eton Ln from my front yard and in no way do I think their new shed is an eyesore or in any way will negatively impact anything about the neighborhood. The shed they are building will blend in with their home and it is soon to be the envy of our neighbors as it is much nicer than your typical rusted metal or cheap plywood store-bought shed.

Thank you for your time,

-Sam Morehouse

1-7-2021

To Whom It May Concern:

My name is Brehan Gonzalez Fraga and I own the residence at 12009 Aspendale Drive; Austin, TX 78732. My house is adjacent to the residence at 3805 Eton Lane; Austin, TX 78732 which is owned by Nancy Langdon and family.

As a resident of the neighborhood, I do not oppose the shed which the Langdon's are building for the following reasons: 1.) The structure is in their backyard 2.) The structure will be built to mirror the facade of their primary residence 3.) The structure will not interfere or threaten any joint/shared water, electrical, cable lines etc.

Thank You.

Brehan Gonzalez Fraga

512-426-1835

January 6, 2021

To Whom it May Concern:

My family and I live directly across Aspendale Drive from Nancy and Gary Langdon. We have absolutely no issue with the shed that Gary has diligently been working on. He is doing such a fantastic job with the construction and we are looking forward to admiring his and Nancy's handiwork once the shed is complete. They have been wonderful neighbors and have been very considerate during the construction phase. The shed is in a good position in their back yard and is visually inobtrusive. We know the shed will look great once it is completed!

If you need any further information from my husband or myself our contact information is below.

Thank you,

Andrea and Arthur Jacob

Mobile: 512-695-3353

Email: adjacob05@gmail.com

Address:

12012 Aspendale Drive
Austin, TX 78727